



# TOWN OF KNIGHTDALE

## PLANNING DEPARTMENT

[www.knightdalenc.gov](http://www.knightdalenc.gov)

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### ORD #08-05-05-003

## AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF KNIGHTDALE, REGARDING REGULATIONS RELATED TO COMMERCIAL DRIVE THRU DEVELOPMENT

WHEREAS, the Town of Knightdale has received a petition to amend the Unified Development Ordinance in regard to specific regulations related to the construction of drive thru facilities in commercial areas; and

WHEREAS, the Town of Knightdale Unified Development Ordinance Section 15.15 establishes uniform procedures for amending the text of the Ordinance; and

WHEREAS, the proposed zoning text changes comply with the goals of the Town's Comprehensive Plan because they are reasonable in that they advance the stated objective of influencing and managing the development of the community; as well as being consistent with the stated goal of providing balanced and responsible urban design, planning and development, and protection of the Town's historical, cultural and natural resources;

NOW, THEREFORE BE IT ORDAINED by the Town Council of the Town of Knightdale, North Carolina:

SECTION 1. That the Unified Development Ordinance of the Town of Knightdale Code be amended to read as follows (*explanatory notations in italics*):

#### **Section 3.3(N)(3)**

Drive through windows and services located and accessed on the side of a building shall be limited to one lane in the NMX district, and shall be screened from off-site view from a public street by a Type A buffer. In the HB and MI districts, drive through windows and services located and accessed on the side of a building may be multi-lane, but shall be screened from off-site view from a public street by a Type B buffer.

#### **Section 5.11(E)(3)**

Drive through areas must appear as an articulation of the building, not a separate and distinct appendage. Specifically, canopies must:

- a. maintain a uniform and consistent roof line with the building to which the drive through facility is a part;
- b. columns, solid walls or semi-solid walls are required and must be placed so that they are similar in their relation to the roof to that of exterior walls of the building to which the drive through is a part; and
- c. materials associated with the drive through facility shall be consistent with the primary building façade.

Columns/Wall Locations:



This...



Not This...

Roofs Lines:



This...



Not This...

**Section 10.4(C)**

A circulation drive may be permitted around the front of the building but may not encroach into the front setback of any required landscape area. If provided, this drive shall be designed to be the minimal width required (not to exceed 20 feet in width when located adjacent to an arterial and in an MI or HB district, or 10 feet in width in all other instances) and shall be enhanced with alternative paving treatments such as unit pavers, stamped concrete or stamped asphalt. At a minimum, two (2) 10-foot long treatments must be included at the beginning and the terminus of the drive as an indicator to the driver that they are entering

and leaving a pedestrian area. Additional treatment locations will be required if and where pedestrian crossings of the circulation drive are anticipated.

SECTION 2. That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 3. That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

SECTION 4. That this ordinance has been adopted following a duly advertised public hearing of the Town Council and following review and recommendation by the Land Use Review Board.

SECTION 5. That this ordinance shall be enforced as provided in G.S. 160A-175 or as provided for in the Knightdale Town Code.

SECTION 6. That this ordinance shall become effective upon its adoption by Town Council.

Adopted this 5<sup>th</sup> day of May, 2008.

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Russell B. Killen, Mayor

ATTEST:

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Suzanne M. Yeatts, Town Clerk

APPROVED AS TO FORM:

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Clyde Holt, III; Town Attorney